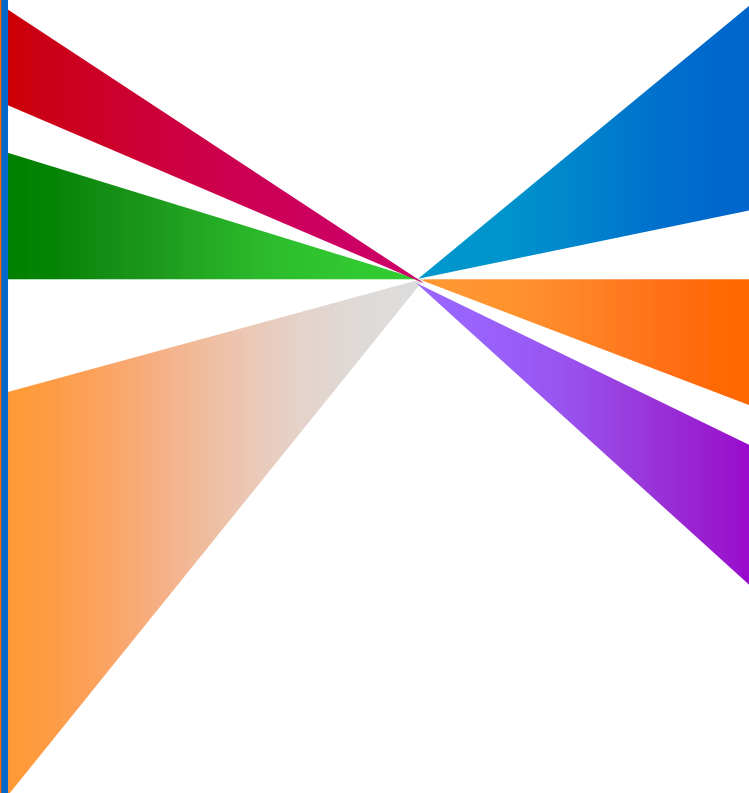




Jobs/Housing Balance

SOUTHERN CALIFORNIA

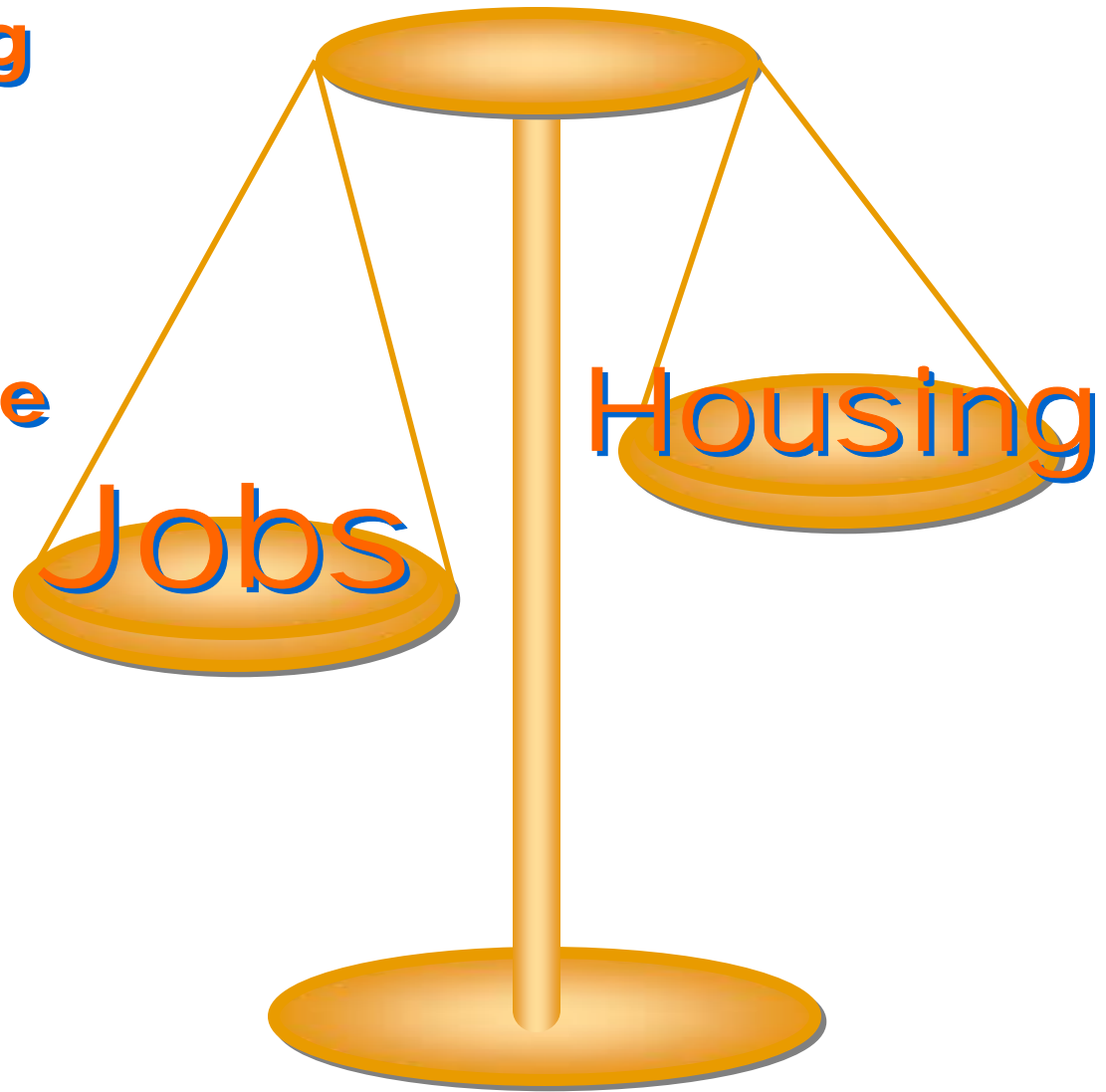


**ASSOCIATION of
GOVERNMENTS**

*Resolving
Regional
Challenges*

www.scag.ca.gov

**Jobs/Housing
Balance
between the
Antelope
Valley and the
City of Los
Angeles**



Jobs/Housing Balance

Population Growth



“Like adding two cities
the size of Chicago to
Southern California”

2025

Adopted RTP 2001 Forecast 2025 So. Cal. Population & Employment Growth (Millions)

	<u>1997</u>	<u>2025</u>	<u>Increase</u>
Population	16.1	23.0	43%
Employment	7.0	10.0	44%



Jobs/Housing Balance

Population & Employment Growth

2001 Adopted RTP 2025 So. Cal. Population & Employment Growth (Millions)

		2025
SCAG Region	Population	23.0
	Employment	10.0
		2025
City of LA	Population	4.8
	Employment	2.0
		2025
North LA Co.	Population	1.6
	Employment	0.3

Jobs/Housing Balance



Jobs/Housing Balance Projection

	1997	Adopted Forecast 2025
SCAG Region	1.34	1.35
LA City	1.41	1.17
North LA Co.	.98	.69
Imperial	1.45	0.96
Los Angeles	1.40	1.28
Orange	1.49	1.91
Riverside	.96	1.08
San Bernardino	.93	1.22
Ventura	1.26	1.40



In Comparison to Other Regions

	1997	Adopted Forecast 2025	
SCAG Region	1.34	1.35	
City of LA	1.41	1.17	
North LA Co.	.98	.69	

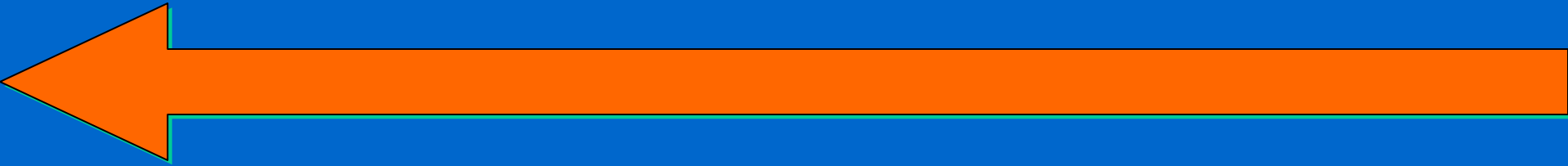
	2000	2020	2030
San Diego	1.33		1.37
Bay Area	1.42	1.55	

Source Bay Area: MTC Datamart 10/99

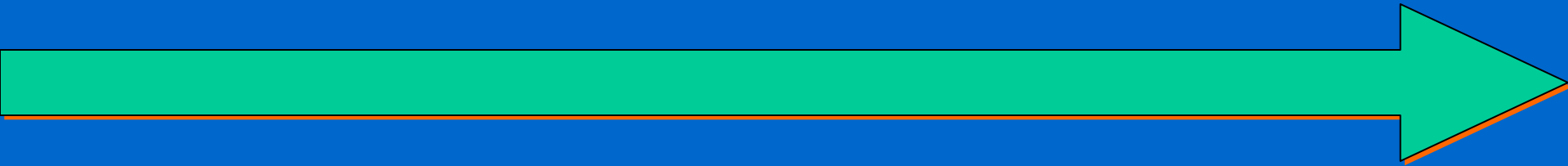
Source San Diego: SANDAG Table TA 2.3, Preliminary 2030 Cities/County Forecast

Jobs/Housing Balance





The Inter-Regional Partnership



Jobs/Housing Balance

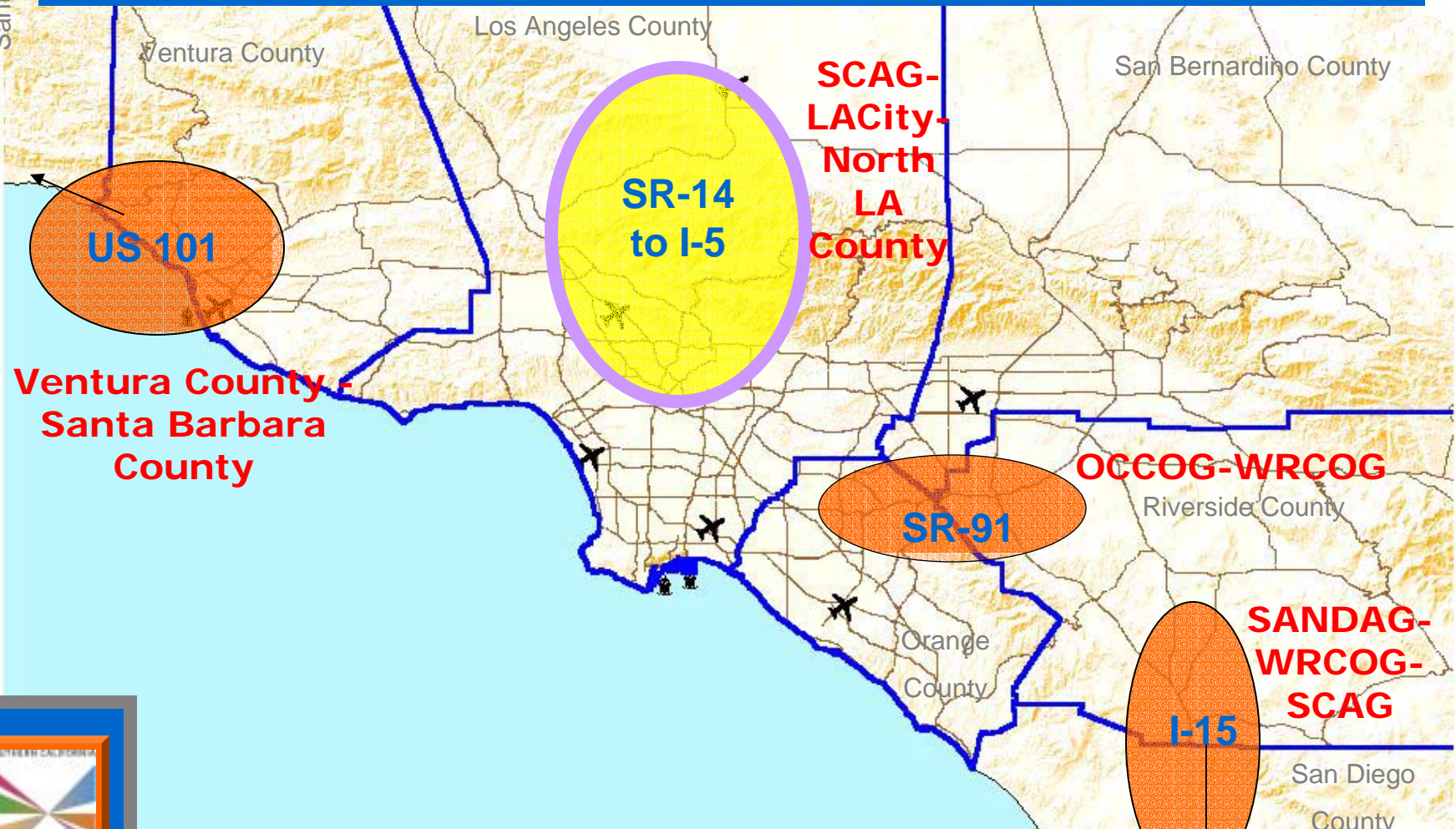
Inter-Regional Partnerships

- Funded by the California Department of Housing and Community Development
- Designed to promote dialogue across jurisdiction lines on jobs/housing balance issues
- 4 IRPs in Southern California
 - SCAG- North LA County - City of Los Angeles
 - SANDAG - WRCOG - SCAG
 - OCCOG - WRCOG
 - Santa Barbara County Association of Governments - Ventura County COG

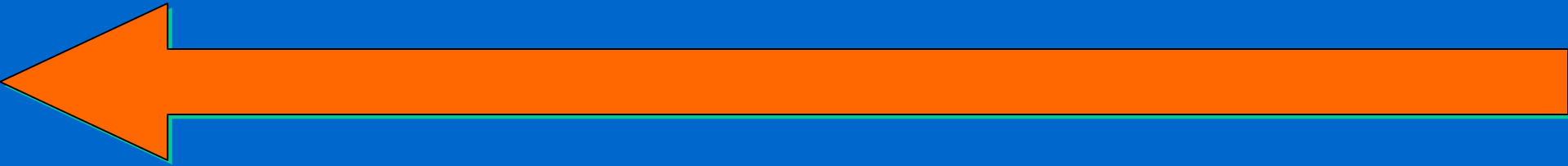


Jobs/Housing Balance

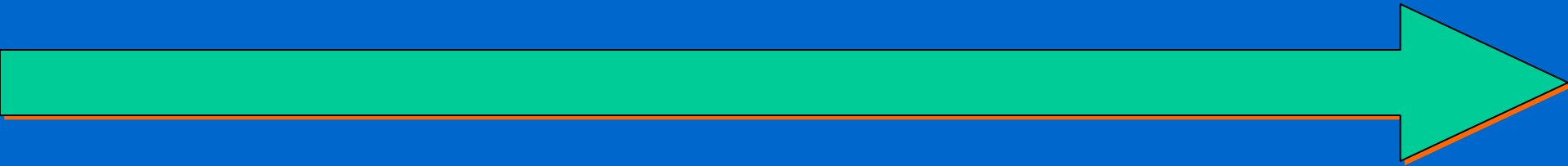
Inter-Regional Partnerships In Southern California



Jobs/Housing Balance



Close Up On SR-14 and I-5



Jobs/Housing Balance

The SCAG-North LA County-City of LA Inter-Regional Partnership

- Finding solutions for jobs/housing imbalance along SR-14 and I-5 from the Antelope Valley to the City of Los Angeles
- More Housing in the City of Los Angeles
 - Infill Housing Analysis around Transit Stops in the City of Los Angeles
- More Jobs in the Antelope Valley
 - Industrial Site Readiness Analysis in the Antelope Valley



Jobs/Housing Balance

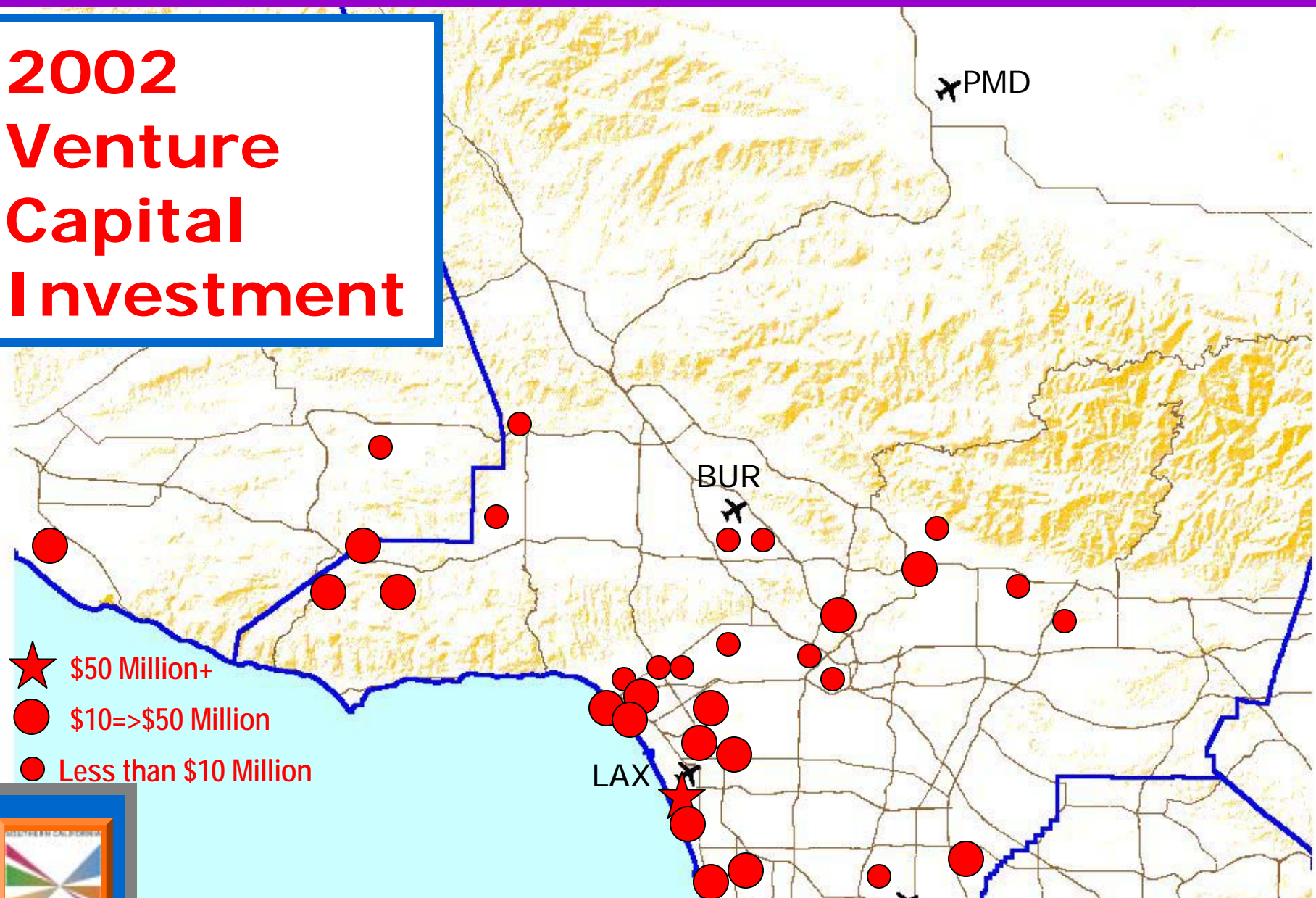
Close Up on SR-14 and I-5

- Investment Differences
- Regional Development
- Affordability
- Travel Time



Jobs/Housing Balance

2002 Venture Capital Investment



Jobs/Housing Balance

PriceWaterhouseCoopers Money Tree Survey
December 2002

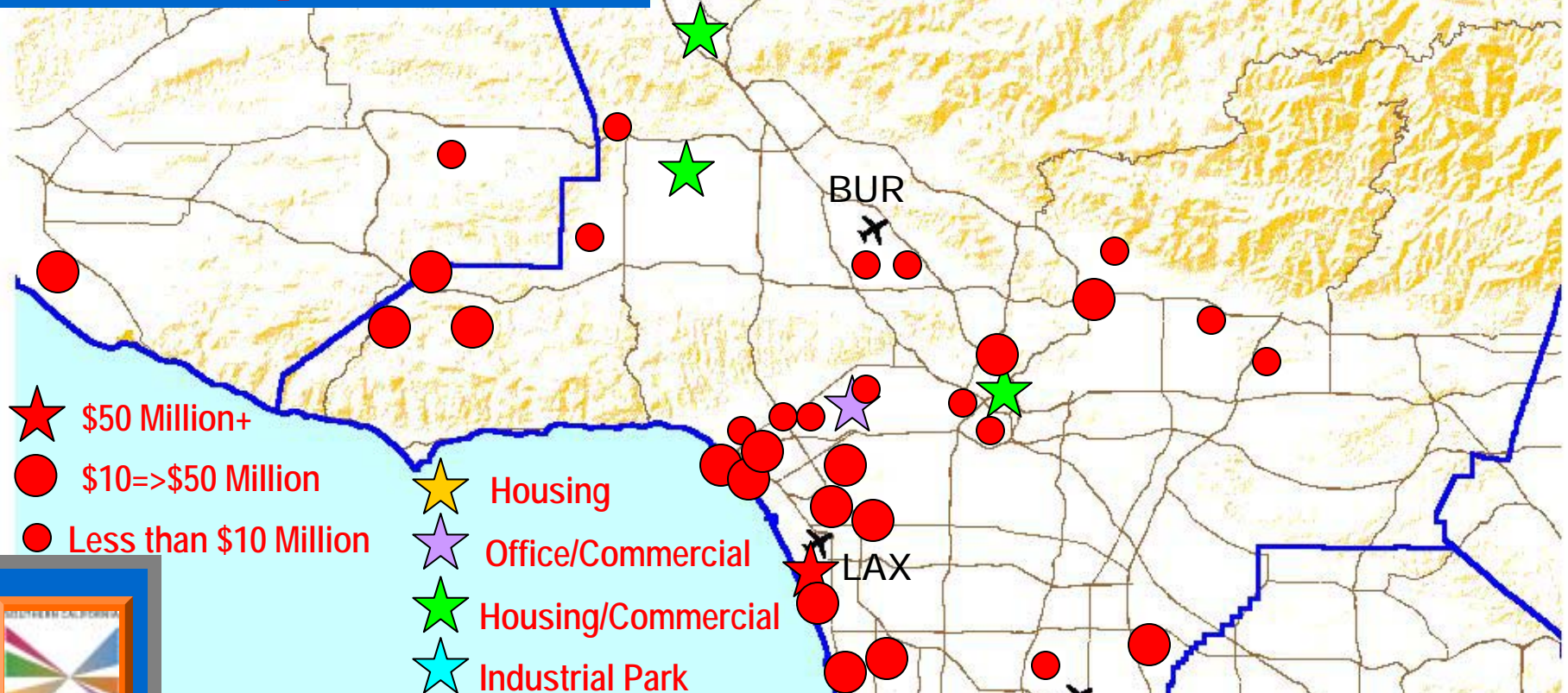
Close Up on SR-14 and I-5

- Investment Differences
- Regional Development
- Affordability
- Travel Time



Jobs/Housing Balance

2002 Regionally Significant Developments



Jobs/Housing Balance

PriceWaterhouseCoopers Money Tree Survey,
SCAG Inter-Governmental Review Section
December 2002



Close Up on SR-14 and I-5

- Wage Differences
- Investment Differences
- Regional Development
- Affordability
- Travel Time



Jobs/Housing Balance

Lancaster
\$128K

Palmdale
\$145K

Santa
Clarita
\$250K

West SFV
\$299K Southeast
SFV \$319K

West Side
\$726K

Median Home Prices in Select Cities

Jobs/Housing Balance

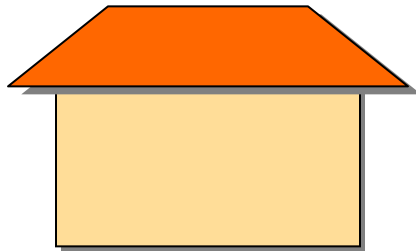
California Association of Realtors, July 2002 Data



Dollar Buys More House in Antelope Valley

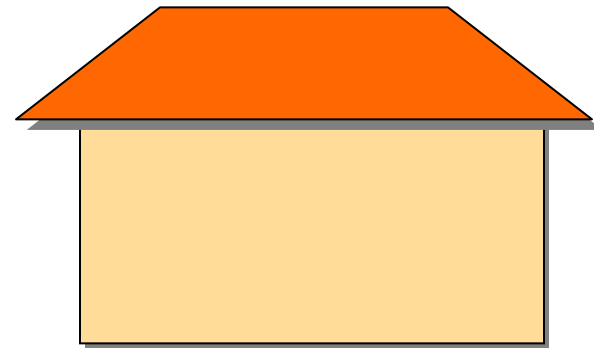
\$269,000 Avg. Home Price in LA County, July 2002

In the San Fernando Valley



973 sq. ft

In the Antelope Valley



1,956 sq. ft

102% Larger Home

**Equivalent to
\$527K home in SFV**

Source: CA Assn. of Realtors

Jobs/Housing Balance



Close Up on SR-14 and I-5

- Investment Differences
- Regional Development
- Affordability
- Travel Time



Jobs/Housing Balance

Workers Commuting Longer in Antelope Valley than LA

One-Way
Average
Commute Time
(In Minutes)

SCAG Region	21.0
Palmdale	42.9
Lancaster	31.6
Los Angeles	29.1

Source: <http://www.aveconomy.org>

Jobs/Housing Balance



Commuting from the Antelope Valley to South LA County

Destination	Trips
Downtown Los Angeles	7,500
West San Fernando Valley	7,500
East San Fernando Valley	6,600
South Bay	1,500
San Gabriel Valley	1,500
Other Areas	25,900
No Fixed Area	6,400
Total	56,900



Long Commute Effect

SCAG estimates that from the time
a child is born to the time that
child is 18 years old,
the parent who commutes two
hours a day is away from
his or her child

Two-And-One-Half YEARS!



Jobs/Housing Balance



IRP Solutions



Jobs/Housing Balance

SCAG - North LA County - City of LA Work Products

- **City of Los Angeles**
 - LA LOTS (Land Opportunities Tracking System)
 - [Http://www.api.ucla.edu](http://www.api.ucla.edu)
- **North LA County**
 - Online Database of Industrial Sites
 - [Http://www.aveconomy.org](http://www.aveconomy.org)



Jobs/Housing Balance

Identifying Infill Housing Opportunities in the City of Los Angeles



Cataloging Industrial Land in the Antelope Valley



Jobs/Housing Balance

Linkages Between IRP Work and Growth Visioning

- Develop long-term strategies and policy recommendations that will help shape future growth and commute patterns
- Develop housing and economic development mitigation strategies for local agencies
- Surveys and Existing Conditions Report add to the database for GIS and modeling of growth impacts
- IRP results will inform the next growth forecast



Jobs/Housing Balance

The logo features a central white rectangle with an orange border. Inside the rectangle, the text "SOUTHERN CALIFORNIA" is at the top, "Thank You" is in the center, and "ASSOCIATION of GOVERNMENTS" is at the bottom. To the left of the rectangle are three horizontal bars: red, green, and orange. To the right are three horizontal bars: blue, orange, and purple. The central rectangle has a blue border, and the entire logo is set against a white background.

SOUTHERN CALIFORNIA

**Thank
You**

**ASSOCIATION of
GOVERNMENTS**

Population & Employment Growth



Trend Projections 2030 So. Cal. Population & Employment Growth (Millions)

	<u>1997</u>	<u>2025</u>	<u>2030</u>
			Trend
Population	16.1	23.0	22.4
Employment	7.0	10.0	10.4



Jobs/Housing Balance

Growth Visioning for Sustaining a Livable Region

- Organized by the SCAG Growth Visioning Subcommittee
- Responds to a need for Regional Vision
- Develops a broader understanding of the long-term consequences of our regional growth dynamics
- Provides direction on producing alternative urban form scenarios
- Commitment to broad, meaningful input



Jobs/Housing Balance

Growth Visioning Focus Group Research

- **Focus Groups**
 - October 27, 2002 - Riverside County
 - October 28, 2002 - Orange County
- **To Learn Early On:**
 - Awareness/Knowledge Level
 - Semantics/Imagery
 - Help with question design for mass consumer survey



Growth Visioning Next Steps

- Conduct workshops to challenge participants to determine preferred growth patterns in each subregion
- Provide policy recommendations to the 2004 RTP
- Develop growth alternatives for consideration in the 2004 Regional Transportation Plan/PEIR
- Achieve consensus on a preferred regional growth strategy



Linkages Between IRP Work and Growth Visioning

- Develop long-term strategies and policy recommendations that will help shape future growth and commute patterns
- Develop housing and economic development mitigation strategies for local agencies
- Surveys and Existing Conditions Report add to the database for GIS and modeling of growth impacts
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Jobs/Housing Balance